



Development Site, High Etherley, Bishop Auckland, DL14 0HZ  
Guide Price £200,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents

An exciting opportunity to purchase a potential development site in High Etherley, Bishop Auckland, comprising a redundant pumping station and a detached bungalow with a large south facing garden. A positive pre application response has been received for conversion to one detached three bedroom house and two semi detached four bedroom houses.

- Positive pre-planning application
- Potential for the conversion to three dwellings
- All dwellings would include large gardens and off road parking
  - Desirable village location
  - Early viewing recommended

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## LOCATION

The development site is located in the village of High Etherley, approximately 4 miles west of Bishop Auckland and 14 miles south west of the historic city of Durham.

A range of facilities and services are located within the village centre, including Etherley Methodist Church, The Three Tuns Public House and Toft Hill Primary School.

The property is identified by a red circle on the location plan.

## DIRECTIONS

The site is accessed directly from the A68 in High Etherley. Heading north, the site is on the right hand side before the left turning into Toft Hill.

What3Words: pulps.bolt.pressing

## DESCRIPTION

An exciting opportunity to purchase a potential development site, comprising a redundant pumping station and detached bungalow in High



Etherley. A positive pre application response has been received from Durham County Council on 22 December 2022. Three potential options were put forward; the demolition of both buildings and the erection of 3 x four bedroom dwellings or 4 x four bedroom dwellings. The preferred option was the conversion of the pumping station to a three bedroom dwelling and the demolition of the bungalow and re building 2 x four bedroom semi detached dwellings.

The existing site comprises a brick built single storey former pumping station and a brick built two bedroom bungalow with outbuildings and a large south facing garden. The site has direct access to the A68 and off road parking.

Further information on the pre application enquiry can be obtained from the selling agent.

## SERVICES

The property is served by mains electricity, mains water, mains gas and drainage systems.



## COUNCIL TAX BAND

Reservoir Cottage - Durham County Council Tax Band B.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

## TENURE

We are informed by the current vendors that the property is held freehold.

## MATERIAL INFORMATION

It is understood superfast broadband is available and there is generally good mobile telephone signal.



## METHOD OF SALE

The property is offered for sale as a whole by private treaty.

## VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

## LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

## NOTES

Particulars prepared – September 2023  
Photographs taken – September 2023

## PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and

occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in

good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





Site Plan, as proposed  
1:500



**Plot 1 - Pumping Station**

Single story former brick pumping station with a slate roof. Approximately 59 sqm GIA.  
 Proposal use: Circa 3 bed (5 person) dwelling. Approximately 98 sqm GIA.

Summary of proposed works: Change of use of pumping station into a two story residential unit with an additional floor. New rooflights/dormer extensions.

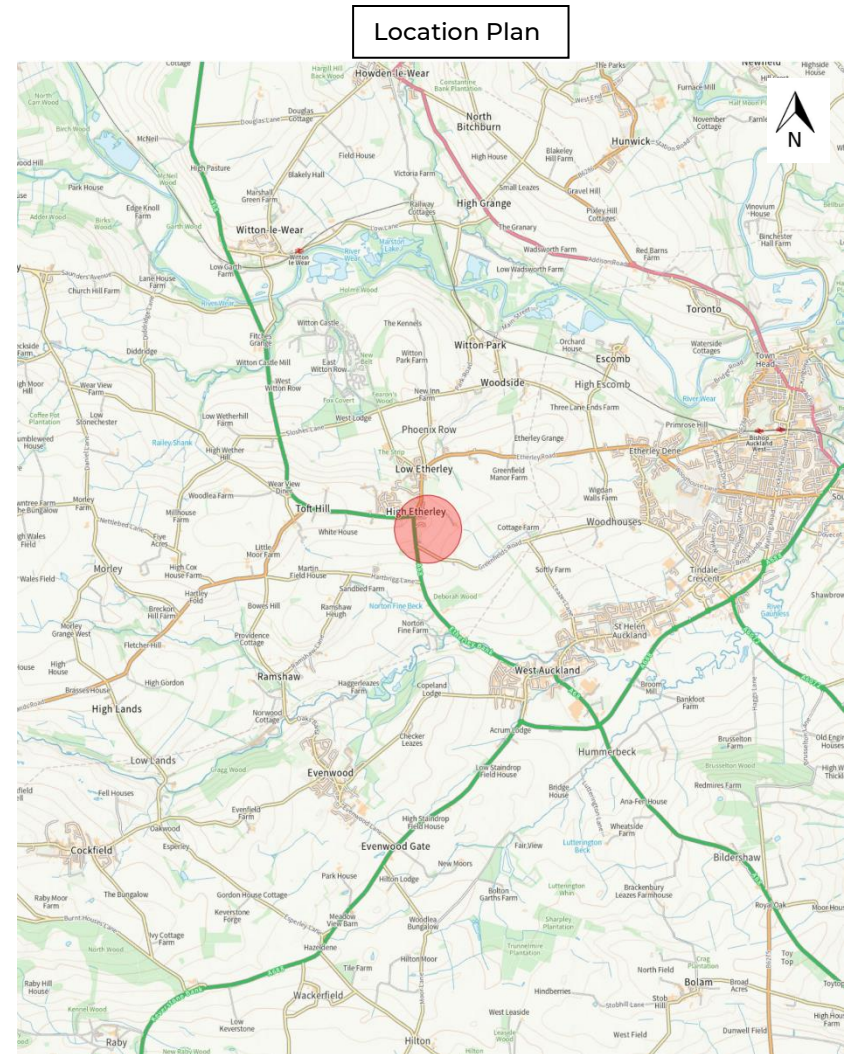
**Plot 2 and 3 - Proposed development**

Proposal use: 2 proposed semi-detached properties. Circa 4 bed (8 person dwelling) at 62 sqm per dwelling

Summary of proposed works: Erection of 2 new dwellings to the South of the site



Aerial view, as proposed



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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